120.0	0013	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	652,100	/	652,100
USE VALUE:	652,100	/	652,100
ASSESSED:	652,100	/	652,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMAS MICHAEL J & KERRI E
Owner 2:	
Owner 3:	
Street 1:	68 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TURNER SCOTT/JEFFREY/HOFFMANN -
Owner 2:	TRS/LOUISE TURNER TRUST -
Street 1:	68 DICKSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,550 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Vinyl Exterior and 1726 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8550.000	178,500		473,600	652,100
Total Card	0.196	178,500		473,600	652,100
Total Parcel	0.196	178,500		473,600	652,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.90 | /Parcel: 377.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	77776
GIS Ref	
GIS Ref	
Insp Date	10/11/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 120.0-0013-0010.0

!9339!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	178,500	0	8,550.	473,600	652,100	652,100	Year End Roll	12/18/2019
2019	101	FV	165,200	0	8,550.	480,300	645,500	645,500	Year End Roll	1/3/2019
2018	101	FV	165,200	0	8,550.	358,500	523,700	523,700	Year End Roll	12/20/2017
2017	101	FV	165,200	0	8,550.	324,700	489,900	489,900	Year End Roll	1/3/2017
2016	101	FV	165,200	0	8,550.	311,200	476,400	476,400	Year End	1/4/2016
2015	101	FV	164,300	0	8,550.	263,800	428,100	428,100	Year End Roll	12/11/2014
2014	101	FV	164,300	0	8,550.	250,300	414,600	414,600	Year End Roll	12/16/2013
2013	101	FV	164,300	0	8,550.	238,100	402,400	402,400		12/13/2012

PRINT

Date	Time
12/10/20	23:49:56

LAST REV

Date	Time
03/03/20	10:13:37

danam

USER DEFINED

Prior Id # 1:	77776
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9339

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TURNER SCOTT/JE	68599-1		12/15/2016	Estate/Div	461,000	No	No		Louise Claire Turner d.o.d. 2/18/2016 bk 6859
TURNER LOUISE C	49069-68		3/1/2007	Family	99	No	No		
	13215-658		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2019	1867	Redo Bas	41,200	O				
10/20/2017	1392	Redo Kit	18,000	C				
9/28/2017	1270	Alterati	4,249	C				
9/18/2017	1214	Inter-De	500	C				
3/29/2017	336	New Wind	3,420	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/21/2017	SQ Returned	MM	Mary M
10/11/2016	Measured	DGM	D Mann
12/12/2008	Meas/Inspect	189	PATRIOT
3/20/2000	Inspected	264	PATRIOT
2/16/2000	Measured	268	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8550		Sq. Ft.	Site		0	70.	0.79	5									473,551						473,600	

Total AC/HA:	0.19628	Total SF/SM:	8550	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	473,551	Spl Credit		Total:	473,600

EXTERIOR INFORMATION

Type:	19 - Ranch
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	258745
Depreciation:	80211
Depreciated Total:	178534

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

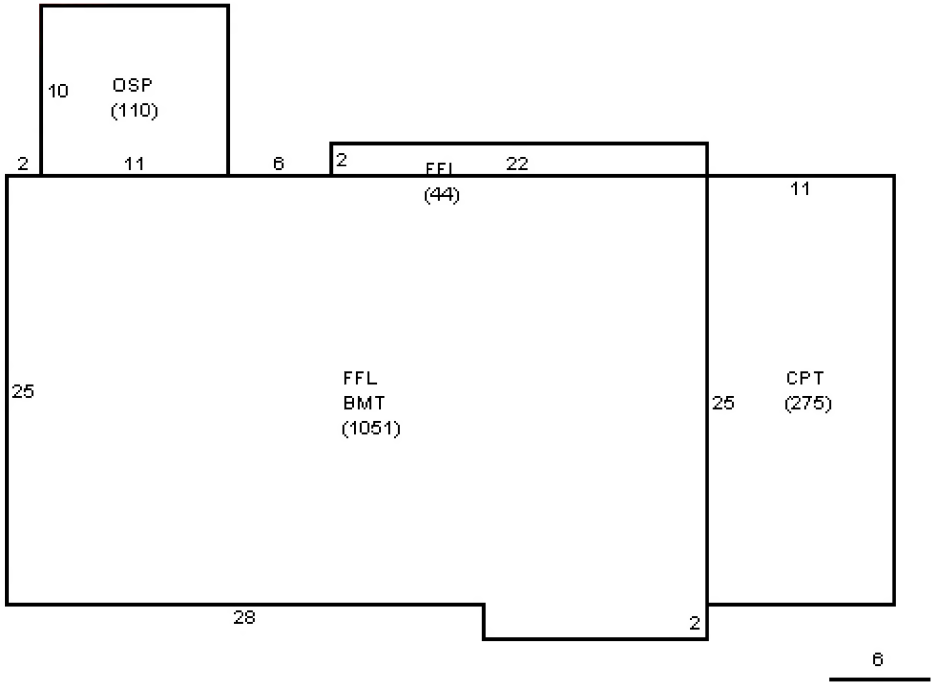
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	70.53
Final Total:	178500	Val/Su SzAd	163.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,095	128.240	140,420
BMT	Basement	1,051	53.470	56,202
CPT	Carport	275	12.040	3,312
OSP	Screen Porch	110	34.650	3,811

Net Sketched Area:	2,531			Total:	203,745
Size Ad	1095	Gross Are	2531	FinArea	1726

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 120.0-0013-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: